

POD 13-014 Property Zoning Cleanup Draft Changes Summary

LAKESIDE

APNs: 3990100900, 3990101000, 3990101100, 4010202500, 4010202600, 3981700600, 3981700800, 3990100700, 3961120100

Owners: Flinn Springs LLC and State of California

General Plan Land Use Designations: SR-4, Open Space and Public Lands

Discussion: This is a privately initiated request for a series of parcels in Lakeside that brought to the attention of staff a large area under mostly State of California ownership has S88 Specific Plan Area zoning with no adopted specific plan. There was a specific plan called "Crestridge" in process for the property, however it was abandoned. 99% of the area is now owned by the State. The publically owned area is to be rezoned S80 Open Space Use Regulations. The other area owned by Flinn Springs LLC is proposed to be rezoned to A70 with a 2 acre lot size to match the adjacent A70 zoned areas with a 2 acre lot size to the north.

In the Public or Open Space designations the S80 Open Space Use Regulation in zoning is the most compatible zone, S88 Specific Plan Area zoning should only be applied in areas with an adopted Specific Plan. As there is none in this area, it is proposed for a cleanup in zoning. In SR-4 designations in Lakeside or Crest the A70 zoning is the most compatible. No changes to the existing General Plan are proposed as part of the project.

Use Regulation Changes

Sub-Area No.	Old	New
LS-UR-1	S88	S80
LS-UR-2	S88	A70

Lot Size Changes (only in the LS-UR-2 area)

Sub-Area No.	Old	New
LS-LS-1	1AC	2AC